

LPC# 031 030 5034 - Cook County
Mr. Snappy Cleaners - Broadview
SF/HRS

Pre-CERCLA Screening



Prepared by:
Office of Site Evaluation
Division of Remediation Management
Bureau of Land

Pre-CERCLA Screening

for:

**Mr. Snappy Cleaners
Broadview, Illinois**

PREPARED BY:

**ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
BUREAU OF LAND
DIVISION OF REMEDIATION MANAGEMENT
OFFICE OF SITE EVALUATION**

January 29, 2015

Site Summary

On February 26, 2014, the Illinois Environmental Protection Agency's (Illinois EPA) Office of Site Evaluation received funding from the United States Environmental Protection Agency (U.S. EPA) Region V to conduct a Pre-CERCLA Screening (PCS) Assessment at the Mr. Snappy Cleaners site in Broadview, Cook County, Illinois. The site located at 1925 West Roosevelt Road. The latitude/longitude coordinates are 41.864208/87.855888. The facility is bordered on the east by a parking lot, on the west by a florist, hair stylist and office space, on the south by Roosevelt Road and on the north by an alley.

A Pre-CERCLA Screening Assessment is a review of information on potential Superfund sites to determine if the site should be entered into EPA's Superfund Enterprise Management System (SEMS). During the assessment, information will be collected in order to complete the Pre-CERCLA Screening Assessment Checklist Form (found in as an attachment to the Pre-CERCLA Screening Assessment Report). If there is sufficient information that suggests the site may be impacting human health and the environment, the site will be placed in CERCLA and will progress through the Superfund process. The Pre-CERCLA Screening Assessment is performed under the authority of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) commonly known as Superfund.

Mr. Snappy Cleaners is currently enrolled in the Illinois EPA's Voluntary Site Remediation Program. Although the site is enrolled in the program, it has not proceeded toward remediation since 2001. Due to the inactivity of the site, Mr. Snappy Cleaners was suggested to proceed with a Pre-CERCLA Screening.

According to Cook County Tax Assessor's Office, the building at 1925 West Roosevelt was owned by the Maenza Brothers Company Partnership in 1989. Subsequent searches on this partnership identified that it was founded in 1970 and specialized in dry cleaning. It is unknown when operations at the facility began, but appear to have at least been active since 1989. The facility continues to function as a dry cleaning facility.

Potential sources of contaminants were observed. Repair cracks in the concrete flooring which may potentially provide a pathway for dry cleaning solvents to migrate to the subsurface soils. Two dry cleaning machines were located in the central portion of the building. The machines are regularly maintained and refilled with perchloroethene. Improper filling procedures and maintenance may potentially provide overfill and spill occurrences. Storage of the perchloroethene was adjacent to the dry cleaning machines.

On July 9, 1999, EPS Environmental Services (EPS) conducted a limited Phase II environmental Site Assessment in an effort to determine whether soil and/or groundwater had been impacted by activities at the dry cleaning facility. Eps completed five soil borings (B-1 through B-5) near the existing two dry cleaning machines and the open area on the north portion of the property.

On January 14, 2000, Superior completed an additional seven cumulative borings (SB-1 through SB-7) located radially away from the previous borings completed by EPS. These borings were completed

in an effort to further define the vertical and horizontal extent of soil impact. Samples of soil were submitted for laboratory analysis for VOCs.

On March 6, 2000, Superior completed three soil borings (SB-8 through SB-10). These borings were completed to better define the south, east and west horizontal extent of the soil impact. Samples were submitted for VOC analysis.

Laboratory analytical results for the soil samples revealed VOC constituents above the method detection limits in several borings. These results were noted as being above Tier I Soil Remediation Objectives. Based on Tier I Tiered Approach to Cleanup Objectives (TACO) Evaluation utilizing the Soil Remediation Objectives for Industrial/Commercial properties and Class II groundwater, the following chemicals were identified as contaminants of concern in soil: cis-1,2-DCE, PCE, TCE and vinyl chloride.

Groundwater was not encountered during the soil boring investigations. The groundwater flow direction is to the southeast, toward the Des Plaines River. Groundwater is anticipated to be located 30 feet below ground surface.

Upon review of the Focused Site Investigation (January 25, 2001), several issues were identified, including the horizontal and vertical extent of soil and groundwater contamination should be delineated. In addition, remediation objectives must be developed either in Tier II or Tier III, to reflect the extent of impact on and off site.

It appears that the last correspondence with the property owner was a bill from the Voluntary Site Remediation Program, which the property owner paid (June 21, 2001).

PRE-CERCLA SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLA screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets for the narrative.

Checklist Preparer:

<u>Lance Range/Environmental Prot. Spec.</u>	<u>01/29/2015</u>
(Name / Title)	(Date)
<u>Illinois EPA/OSE</u>	<u>217-524-1661</u>
(Agency)	(Phone)
<u>Lance.range@illinois.gov</u>	
(Email Address)	

Site Name: Mr. Snappy Cleaners

Other Names (if any): _____

Site Location: 1925 West Roosevelt Road
(Street)

<u>Broadview</u>	<u>Cook</u>	<u>Illinois</u>	<u>60155-</u>
(City)	(County)	(State)	(Zip+4)

Congressional District 7th

Latitude: 41.864208 Longitude: -87.855888

Geospatial Information: With regards to the Latitude and Longitude, please provide the following information: Accuracy in Meters +/-, Collection Method, Reference Datum, Reference Point, Source Map Scale, Point/Line/Area; Collection Date; Verification Method Check to confirm that geospatial information has been attached ☐
UTM Zone 16

Complete the following checklist.

	YES	NO
1. Does the site already appear in SEMS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there an actual release or potential to release?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is there documentation indicating that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are there potential targets on-site or within one mile of the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Is there sufficient documentation that clearly demonstrates that there is no potential for the release to cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred, EPA approved risk assessment completed)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e.,	<input type="checkbox"/>	<input checked="" type="checkbox"/>

petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?		
11. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Preparer's Recommendation: ☒ Enter the site into SEMS. Further assessment is recommended.
☐ The site is not recommended for placement into SEMS.

Please explain recommendation below:

<p>DECISION/DISCUSSION/RATIONALE:</p> <p>It is recommended that the Mr. Snappy Cleaners site continue in the CERCLA process and receive a Preliminary Assessment. This recommendation is based on the unknown extent of soil and groundwater that is contaminated with VOCs. Though the site is in enrolled in the Illinois SRP, the property owner has neglected to identify the extent and depth of contamination. VOC contamination has exceeded the Illinois Tiered Assessment to Corrective Action Objectives.</p> <p>Site is considered a Small Generator under RCRA (ILD060351970).</p>

Preparer's Signature: Lance L. Range *Lance L. Range* 4/9/15
Print Name/Signature Date

EPA Regional Review and Site Assessment Decision

☒ Incident for further action under CERCLA
☐ Not a valid site or incident

Defer/Refer to:

☐ Removal Program
☐ State/Tribal Program
☐ RCRA
☐ Brownfields
☐ Other: _____

Regional EPA Reviewer: Erica AnHz *Erica AnHz* 4/9/2015
Print Name/Signature Date